

TOLET

Huntstown Business Park

Office and Warehouse at
Ballycoolin, Dublin 11, D11 HY68



BER A2

Modern warehouse and office facility
totalling approx 10,507 sq. m. (113,097 sq. ft.)
on approx. 2.12 ha (5.25 acres).

savills



Property Description

Modern detached warehouse & detached office facility.

Warehouse

- Steel frame construction
- Painted concrete floors
- Pre-cast concrete walls to a height of 1 metre with insulated cladding over
- Fluorescent strip tube lighting
- 10 no. automated ground-level roller shutter door
- The warehouse incorporates two storey offices which have been finished to a high standard
- The fit-out includes carpets/ lino floor coverings, suspended ceilings with recessed lighting, painted and plastered walls, air conditioning and gasfired central heating
- Clear internal height approx. 10 meters
- Insulated metal deck roof incorporating translucent panels
- 90 car parking spaces

Offices

- 2 story office space finished to a high specification
- Painted and plastered walls
- Suspended ceilings with fluorescent strip lighting
- 8 person lift
- Air handling system
- Mixture of carpeted and wooden floors
- Double-glazed windows
- Wall-mounted sockets
- Raised access floors
- Canteen & toilets
- 114 car parking spaces

Schedule of Accommodation

Approx. gross external floor areas

	Sq.m	Sq.ft
GF Offices	1,427	15,364
FF Offices	1,425	15,337
Plant Room	256	2,755
Total	3,108	33,456

	Sq.m	Sq.ft
GF Warehouse	6,592	70,951
GF Ancillary	346	3,720
FF Office	345	3,718
Plant Room	116	1,251
Total	7,399	79,641

Overall site area: 2.12 ha (5.25 acres), as scaled from Land Direct.

All measurements are approximate and for information purposes only. Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.

Junction 5 / Dublin Airport

M50

Junction 6

Rosemount Business Park

Pallet Xpress Ltd

Ace Express Freight

Cappagh Road


- > Modern detached warehouse and separate detached office facility totalling approx. 10,507 sq. m. (113,097 sq. ft.) available in one or more lots.
- > Excellent location fronting the Cappagh Road and within 5kms of Junctions 5 & 6 on the M50.
- > High quality office space including raised access floors and air conditioning.
- > Clear internal height of approx. 10 metres to warehouse with loading access via 10-grade level roller shutter doors.
- > Total of 204 car spaces between the two properties.


Location

Huntstown Business Park is located within 5.6 km of Junctions 5 & 6 on the M50 which provides motorway access to all of the main arterial routes to and from Dublin.

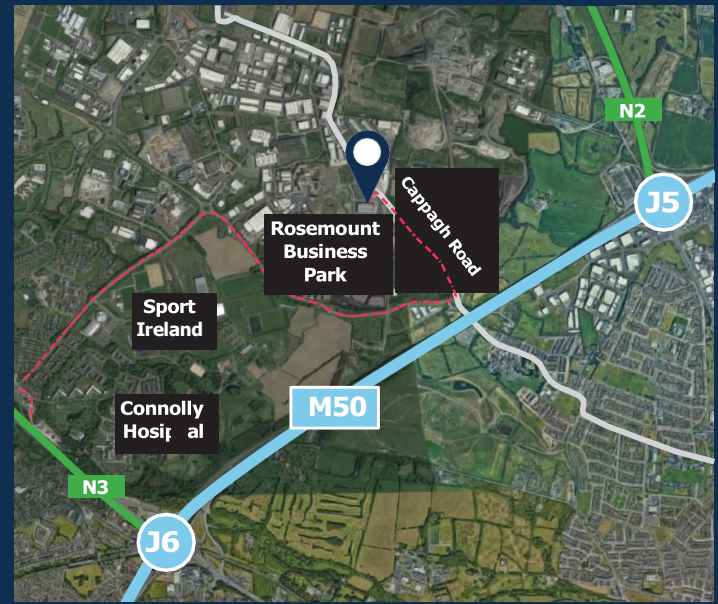
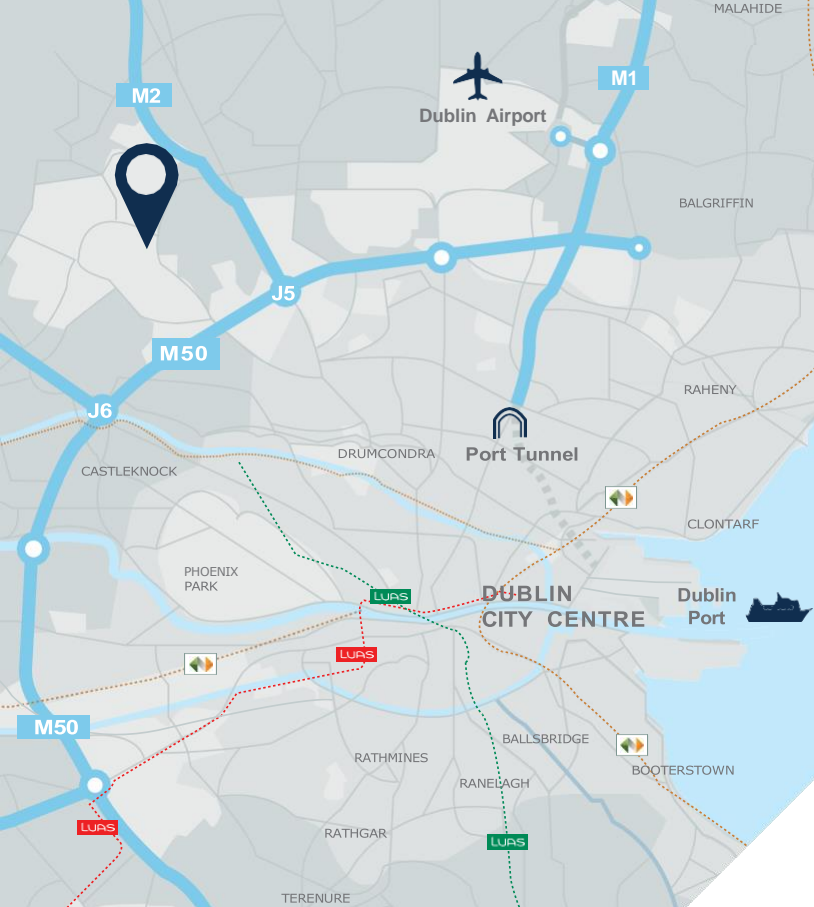
Dublin International Airport (10.5 km) Dublin Port Tunnel (13.5 km) and Dublin City Centre (10.6 km) are all easily accessible from the property.

 Dublin Airport 17 minutes

 Dublin Port 19 minutes

 Dublin City Centre 23 minutes





Geocode: 53.4047222660318, -6.34185791015625

Inspections

All inspections are strictly by appointment through the sole letting agent, Savills.

Rates

The rateable valuation of the property is €693,000.
The rates payable for 2023 are €124,462.80

Service Charge

The service charge budget for 2023 is available on application.

BER **BER A2**

Rent

On Application

Letting Agent



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